

# BESSEMER'S BROWNFIELD PROGRAM



**The City of Bessemer was recently awarded a \$300,000 Community-wide Petroleum and Hazardous Substances Assessment Grant from the United States Environmental Protection Agency.**

The purpose of the program is to help redevelop abandoned, idle, or under-utilized properties where expansion or redevelopment is hindered by actual or perceived environmental conditions. Examples include abandoned gas stations, industrial plants, former dry cleaners, and other private and commercial properties. Grant funds can be used to pay for environmental assessments and cleanup planning to help move properties to redevelopment.

The City is getting the word out to our residents, the commercial real estate community, and potential buyers and sellers of real estate so they can be a part of the process.

## WHAT THE PROGRAM WILL PAY FOR:

**Phase I Environmental Site Assessments (ESAs):** Like title searches, surveys, and appraisals, such assessments are now routine on commercial real estate transactions. Phase I ESAs include a site inspection, interviews with persons knowledgeable about the history of the property, and a review of environmental records to determine if potential environmental conditions exist.

**Phase II ESAs:** If the Phase I ESA identifies potential environmental conditions, additional investigation may be needed to determine if adverse environmental conditions actually exist. Phase II ESAs can include soil, surface water, and groundwater testing; asbestos surveys; lead-based paint surveys, endangered species studies, etc.

**Cleanup Planning:** If a site is found to be impacted, the grant will pay for certain engineering and consulting fees to plan for redevelopment. This can include remedial alternatives analysis and meeting with regulatory agencies.

## What is EPA's Brownfield Program?

**EPA's Brownfield Program is built on four pillars:**

- Protecting the Environment
- Promoting Partnerships
- Strengthening the Marketplace
- Sustaining Reuse

"A revitalized brownfield site reduces threats to human health and the environment, creates green jobs, promotes community involvement, and attracts investment in local neighborhoods."





## BENEFITS:

- Can make your property more attractive by removing potential concerns regarding the environmental condition of your property.
- Will cover the costs of environmental studies, thus reducing capital expenditures associated with due diligence prior to sell or purchase and serve as a selling point.
- No contractual obligation required with the city or firm providing the studies.



### Eligibility

Any commercial property located within the Bessemer city limits is eligible for funding, regardless of ownership. The program is designed to facilitate development of any commercial property, whether a private or public transaction.



### How to get started:

Contact one of the individuals below to ask if you are eligible for grant funding.

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